



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

November 11, 2014

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on November 11, 2014 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:30pm.

Commissioners Present: **Chair** Kennedy, **Vice Chair** Leahy, Kabriel, Phillips, Finch, Toews, Zeno

Staff Present: Theimer-Brown

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the authority of the land use articles and administered the oath en mass to all persons intending to testify at the hearing.

C. APPROVAL OF MINUTES

Mr. Toews moved approval of the September 9, 2014 meeting minutes as written. **Vice Chair** Leahy seconded the motion. The motion passed unanimously in a vote of 7-0.

D. ANNOUNCEMENTS

There were no announcements.

E. VIOLATIONS

Chair Kennedy asked that staff investigate the installation of a series of temporary signs specifically the dates of installation and removal to include 12 Market Space, the large banner sign across from 26 Market Street as well as the three signs on the St. Anne Church fence.

F. CONSENT DOCKET

- 1. 2 Compromise Street/Annapolis Yacht Club** – Wayne Speight/Speight Studio Architects, Inc. – Replace the current vinyl roll-down curtains along the perimeter of the existing 'Skipjack' deck with folding glass doors. **Approved as submitted.**

Ms. Zeno moved to approve 2 Compromise Street on the consent docket. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 6-0 (Kennedy abstained from the voting)

G. OLD BUSINESS

- 2. 150 South Street** – Carl J. Tenner

Chair Kennedy provided the chronology of this application noting that it was submitted on December 2, 2013 and heard on January 2014. At this meeting, the application was amended so that the replacement windows on the front façade, the entrance court as well as those windows on the side elevation that are fully visible from the public way would be replaced with wood windows. All other windows remain in their current vinyl form. The Commission voted 3-3 so the motion failed. The applicant resubmitted the application under the basis of economic hardship providing the additional information requested by the HPC for presentation at the May 20, 2014 meeting. The HPC voted at its July 24, 2014 meeting that there was sufficient information for reconsideration under economic hardship. **Chair** Kennedy clarified that the HPC is now to vote on this amended application.

Vice Chair Leahy moved that the amended application for 150 South Street be reconsidered for a new vote based on the existence of economic hardship. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

1. **107 Duke of Gloucester Street/Charles Carroll House Inc.** – Brian Washburn, Jr./Lewis Contractors – Restore entrance porch and steps on the North façade, reveal the exterior door and transom, add a hanging light and create a new brick walk from the stairs to the public sidewalk.

Ms. Phillips and **Vice Chair** Leahy recused themselves from hearing and participating on this application.

Chair Kennedy noted that this is a continuation of the September 9, 2014 meeting.

Mr. Washburn concurred with the four comments made by Mr. Dowling and staff's recommendations so would like to move forward with the application.

Staff: Ms. Theimer-Brown restated the written staff report and recommend conditional approval subject to the conditions detailed therein.

Public: Public testimony opened at 8:01pm and no one from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 8:01pm.

Commissioners: The HPC deliberated on the application and asked the applicant several clarifying questions.

Ms. Zeno noted that whereas the application for 107 Duke of Gloucester complies with guidelines B.1 B.9, C.11, D.1, D.3, D.6, D.10a, D.14, D.23, D.28b D.30, D.31, E.1, and E.2 moved approval subject to the conditions detailed in the staff report as well as the removal of the two gutter systems and the addition of a copper flashing along the roof. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 5-0. Mr. Washburn accepted the amendments.

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
F	Revised Drawings dated 10/16/14
G	Staff Comments dated 11/9/14
H	Dowling Email dated 11/10/14
I	Supplemental Narrative, Photo and Drawing

F. NEW BUSINESS

2. **193 Green Street** – Jim Verhoef/All Around Fence & Deck, LLC – Install a 6' x 10' double gate and a 6' x 3' single gate at side driveway entrance of residence.

Mr. Larry Ray explained that the gate is being installed for safety purposes and would like to make it more aesthetically pleasing.

Staff: Ms. Theimer-Brown restated her written staff report and recommended conditional approval as detailed in the staff report.

Public: Public testimony opened at 8:40pm and no one from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 8:40pm.

Commissioners: The HPC deliberated on the application and requested that the specification on hinges and latches and also a description of the construction detail of the gate be delegated to staff.

Ms. Phillips moved to approve the application for 193 Green Street as submitted subject to the applicant providing the construction details and hardware specifications to staff for review. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Finch, Zeno, Toews

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	Application dated 10/2/14
B	Staff Memorandum dated 11/10/14
C	Revised Gate Plan Layout

- 3.** **93 Main Street** – Kelly Basinger/One Source Security and Sound, Inc. – Alter window opening, install new ATM, awning and signage. **(WITHDRAWN)**

I. ADMINISTRATIVE BUSINESS

Vice Chair Leahy moved to enter the administrative approvals from July 2014 to September 2014 into the record. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

J. PRE APPLICATION

1. Martin Street/Paca Garden Visitor Center – Gary Schwerzler/Fourth Street Design Studio – Modifications/Addition. **(WITHDRAWN)**

With there being no further business, **Ms. Zeno** moved to adjourn the meeting at 9:05pm. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 7-0.

The next meeting is scheduled for December 9, 2014 at 7:30pm at the City Council Chambers.

Tami Hook, Recorder